

METRO



planning

NEWS

Vol. 1, Issue 1

January-March 2004

Inside this issue:

Sedgwick County Hosts Planning Summits I and II 1

Midtown Neighborhood Plan Moves to the Public Hearing and Approvals Phase 2

Comprehensive Plan/Transportation Plan Updates 3

Consultant Selected to Address 21st Street Redevelopment 4

McConnell AFB Joint Land Use Study (JLUS) 5

Midtown Greenway 5

From the Director- Welcome 6

Sedgwick County Hosts Planning Summits I and II

by Steve Ruger

The first Inter-Municipal Planning Summit took place on November 8, 2003 at the Wichita State University Hughes Metropolitan Complex. Smaller municipalities have traditionally not had a voice in planning issues involving the City of Wichita and the unincorporated areas of Sedgwick County. This Summit was an attempt to initiate dialogue about regional planning issues among various stakeholders.

Some of the major issues addressed were:

- Growth among neighboring cities/competition for territory
- Coordination in delivery of water/sewer services
- Coordination on transportation/infrastructure projects
- Better communication among municipalities/County
- Development of comprehensive plans
- Preservation/enhancement of economic vitality of region



Because of this summit, three subcommittees were formed to address issues that were deemed most important at the Summit. As part of continual efforts to involve stakeholders, these subcommittees met on various dates and reported their results to the larger group at the second Inter-Municipal Planning Summit on January 17, 2004 at the Sedgwick County Extension Office.

Fifteen of the 20 Sedgwick County municipalities, including city mayors, council members, and staff, participated in the Summit, which gave participants an opportunity to discuss planning issues that the group selected as important to them.

Three key issues were addressed at the Summit:

1. Inter-jurisdictional Communication
2. Maintaining Municipal Bases (Annexation)
3. Infrastructure/Transportation Needs

Participants requested that a third summit be held to enable more in-depth discussions about the direction Sedgwick County is heading with regard to regional planning issues. The tentative date for this summit is March 27, 2004.

For more information, contact Irene Hart, Director of Community Development, Sedgwick County at 660-9863.



Acknowledgements:

John L. Schlegel
Planning Director

Dave Barber
Chief Planner

Nalini Johnson
Principal Planner
268-4456

Ashley Jones
Planning Aide

Wichita-Sedgwick County
Metropolitan Area Planning
Department (MAPD)
268-4421

NEIGHBORHOOD PLANNING NEWS

People...Place...Vision

Midtown Neighborhood Plan Moves to the Public Hearing and Approvals Phase

by Nalini Johnson

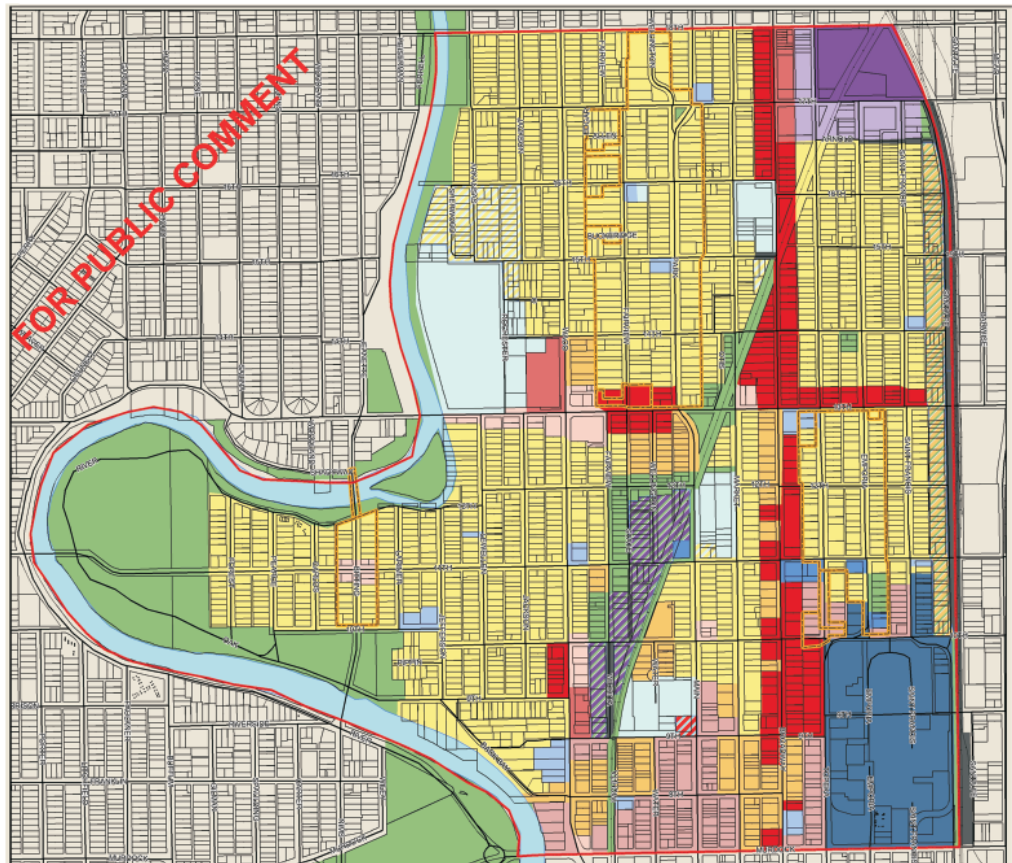
The Midtown Neighborhood Plan Steering Committee is gearing up for the adoption phase of the plan development process. After extensive input from the Park Board, the Advanced Plans committee, the business community and the community at large, Midtown is poised for the positive changes that a committed neighborhood organization with a strong plan of action can effect.

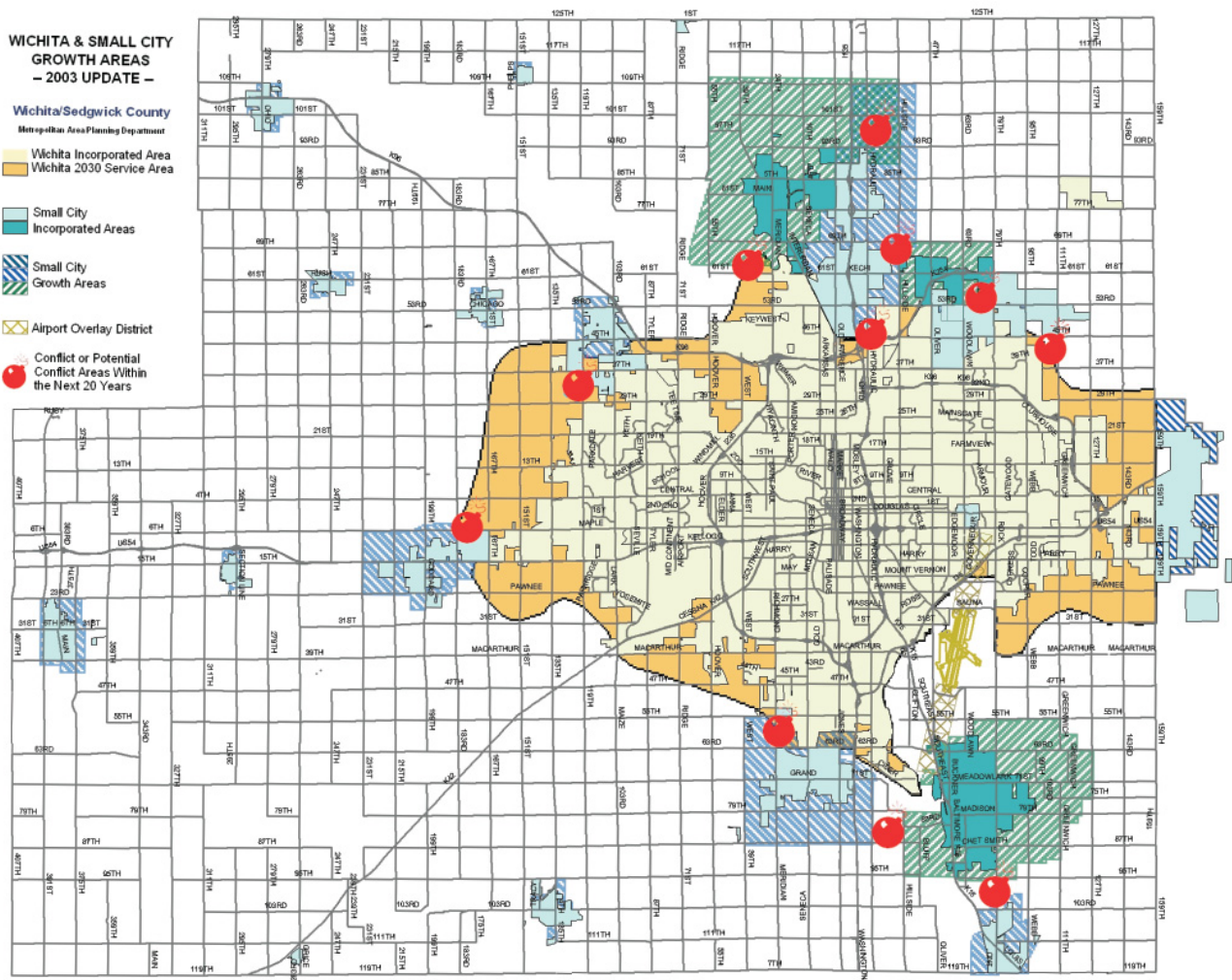
The plan calls for the implementation of a bike path greenway, the retention of residential uses in the neighborhood over the next 20 years, a housing advocacy staff position to focus on local housing issues, and other proactive neighborhood community building activities. The Advanced Plans

committee of the Metropolitan Area Planning Commission (MAPC) unanimously recommended that the Midtown Neighborhood Plan be adopted by the full MAPC. According to state statute, the next step is to set a public meeting. A preliminary briefing to the MAPC by staff took place on March 11, at 12:30 p.m., at 455 N. Main, 10th Floor Conference Room. Subsequent to the briefing, the MAPC set the public hearing for April 22. Steering committee members plan to attend and are prepared to answer questions if needed.



HISTORIC MIDTOWN NEIGHBORHOOD 2020 FUTURE LAND USE CONCEPT





Comprehensive Plan/Transportation Plan Updates

by Dave Barber

The U.S. Department of Transportation requires the Metropolitan Planning Organization (MPO) to review and update the Wichita-Sedgwick County Metropolitan Area Transportation Plan, an element of the Wichita-Sedgwick County Comprehensive Plan, every five years. The MPO last updated and adopted the Plan in March 2000. The next update must be completed by the end of 2004.

Census 2000 data will now become the baseline for revising population and employment growth projections out to the year 2030, as well as updating the transportation demand forecast model. As part of this update, the Wichita Land Use Guide Map and the Sedgwick County Development Guide Map will be updated and revised to reflect: new development since 2002; the use of functional land use categories to describe existing and future growth patterns in Wichita; recent annexations by Wichita and the small cities; and, identification of individual small city growth areas and the Wichita 2010 and 2030 urban service areas.

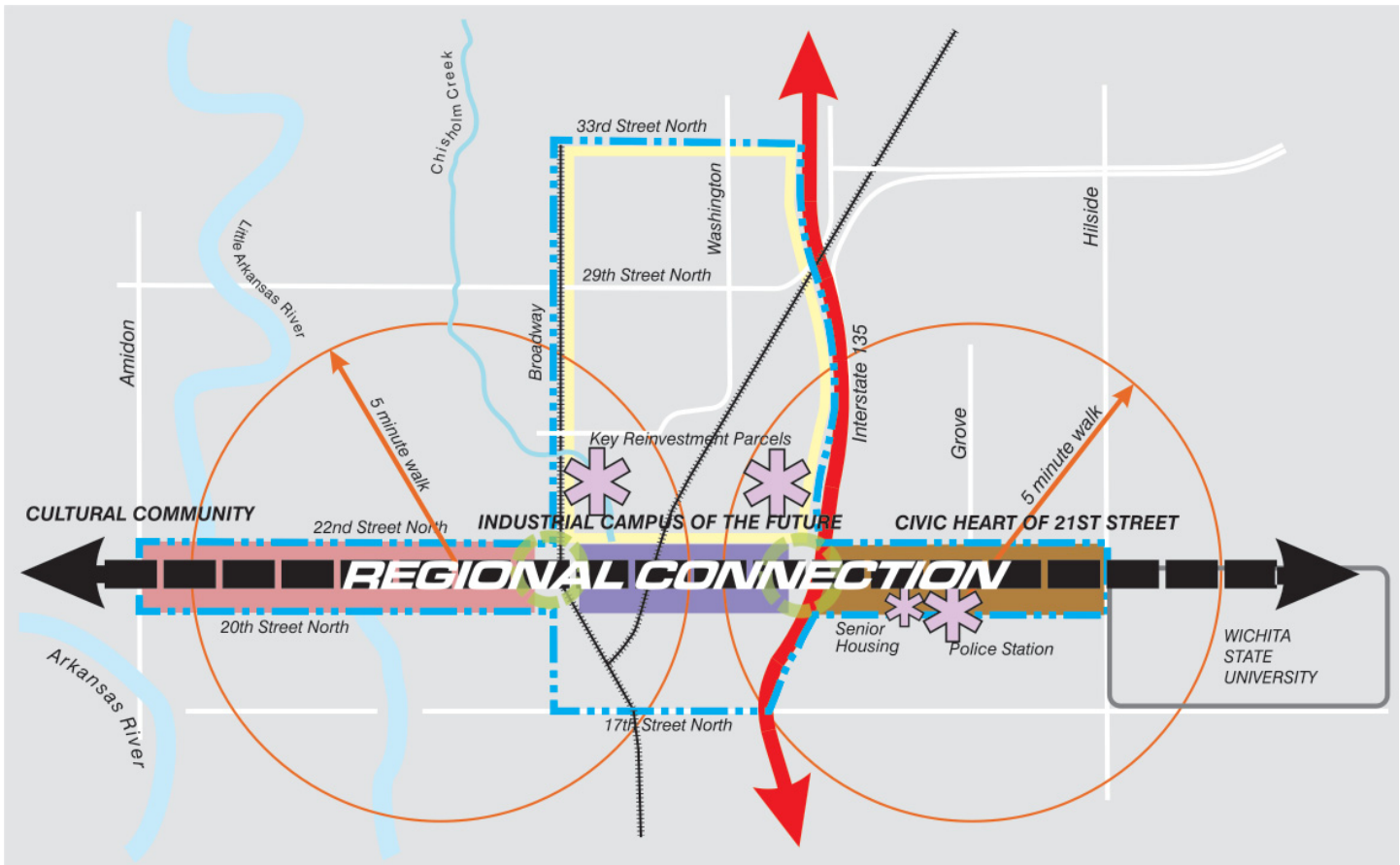
MAPD is currently revising population and employment growth projections for Sedgwick County and all cities therein. These growth projections are currently based upon Census 2000 data and baseline projections from Wichita State University (WSU). Initial

revised numbers should be available by early March.

Subsequently, MAPD will meet with key representatives from each city in Sedgwick County to discuss and reach consensus on population and employment forecasts. Because each city is generating their own population and employment projections, these must be reconciled with the numbers generated by the MAPD analysis of the Census 2000 and WSU numbers. This process will provide a more objective measure to help determine adequate and realistic future growth directions for each city.

The estimated time to complete this task is six months. Once MAPD has met with all cities, a comprehensive planning meeting of cities will be held, in association with the Sedgwick County Association of Cities (SCAC), to brief all cities on the proposed 2030 growth areas.

A presentation will then be made to the Metropolitan Area Planning Commission (MAPC), followed by a series of public meetings in the fall of 2004. The goal of these meetings is to obtain public feedback on all of the proposed updates to the Wichita-Sedgwick County Comprehensive Plan/Transportation Plan. If you would like to know more, please contact Dave Barber at 268-4421, MAPD offices.



Consultant Selected to Address 21st Street Redevelopment

by Dave Barber

On February 10, the Wichita City Council approved the consultant team of EDAW, Inc. to undertake the 21st Street North Corridor Revitalization Plan, in association with: ERA, an ethnic marketing and economic development firm; TranSystems, an engineering firm specializing in transportation issues;

EDAW

RONIN Business Services, a multi-disciplinary consulting practice specializing in economic development strategies and implementation; and, CDM, a construction, engineering and operations firm working to improve the environment and infrastructure.

Cherokee Investments, a private equity group that acquires environmentally impaired assets, or *brownfields*, to protect sellers from the associated risks and liabilities, has been retained as an expert advisor.

Working with area stakeholders, the consultant team will develop and prepare a definitive vision, concept and strategic

action implementation plan for future land use revitalization of targeted segments of the 21st Street North corridor located between Hillside and Amidon, including the north central industrial area. The study area generally encompasses Hillside Street to the east, Amidon Street to the west, 20th to 22nd Streets and a larger north-south area that extends between 17th and 33rd Streets from Broadway to I-135.

A very ambitious time frame has been established for this project, with the final plan to be submitted for City Council approval in early December 2004. A Plan Steering Committee and three Plan Advisory Committees representing the west, central and east sectors of the plan area, have been established to work with the consultant. Four public meetings will be held on the following dates: **Feb. 25, April 21, June 16 and Aug. 18**. All public meetings will be held at the **Minisa Park Enclosed Shelter, 704 W. 13th Street**, starting at **6:00 p.m.** Please feel free to attend and share your comments and concerns. If you would like to know more, please contact Nalini Johnson at 268-4421, MAPD offices.

McConnell AFB Joint Land Use Study (JLUS)

by Dave Barber



In late 2003, the Sedgwick County Board of Commissioners, along with the Wichita and Derby City Councils, passed resolutions supporting joint participation with McConnell Air

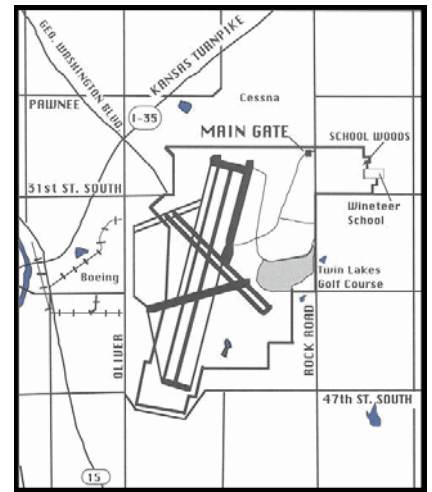
Force Base in the development of a Joint Land Use Study (JLUS). The purpose of the JLUS is to analyze and coordinate future planning efforts of base operations with those of the surrounding jurisdictions. Based upon a joint, cooperative military and community planning initiative, recommendations will be developed to prevent urban encroachment near the base, safeguard the future mission opportunities for the Base, and protect public health, safety and welfare.

The need for this study was initiated in response to the change in the Base's mission from B1 to KC 135 aircraft. This change in focus will result in corresponding revisions to the Air Installation Compatible Use Zone (AICUZ) noise contours that will be released by the Department of Defense later this year. The noise contours are useful indicators of where development can take place around the base and where it should be restricted for the health and safety of the people living and

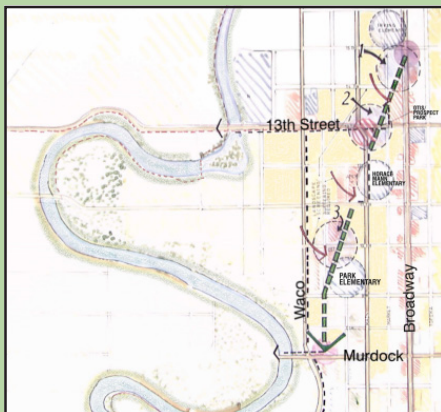
working around the base. The elected officials representing county and city government recognize that the continued operation of McConnell Air Force Base is important to the local and regional economy, and its future operational and mission capacity should be protected. Protecting the base from encroachments of incompatible uses is one way to assure continued operation of the base for the benefit of the region.

A consultant will be hired later this year to undertake the JLUS.

Study area boundary has yet to be finalized. It is anticipated that it will take about nine months to complete the study. The Department of Defense will contribute 75% of the cost while the remaining 25% will come from a local match. The Wichita-Sedgwick County MAPD has been designated to oversee and administer this project initiative. For further information, please contact Dave Barber at the MAPD offices.



McConnell Air Force Base



Midtown Greenway by Nalini Johnson

The Midtown Greenway is getting set for the next steps of the implementation phase, following extensive environmental reviews of the sites slated for acquisition as part of the bike path. Currently, the City of Wichita is in the process of acquiring certain tracts of land along the proposed greenway to implement this project. Similarly, a request for proposals has been issued to engineering consultants to design and build the greenway. The process should take about a year.

The greenway project runs from Central and Waco, north along Wichita St., and northeast along the abandoned railroad right of way, to 15th Street, just west of Broadway. It includes provisions for drinking water fountains, a concrete biking and walking path, trees and landscaping, and historic markers. For more information on this and other related projects, contact Nalini Johnson at the MAPD offices.

From the Director...



Welcome to the first issue of *Metro Planning News*, a quarterly publication serving Wichita, Sedgwick County and the many smaller cities in Sedgwick County! In this issue, you will find articles on neighborhood plans and new planning projects, as well as news from a more regional front. We have included stories on some initiatives that impact the growth of the Wichita region, and the small cities as a whole.

By keeping you informed of the many activities carried out by the Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD), we are fulfilling a very important part of our mission: ...to provide *timely, accurate and complete information, along with professional advice, on the orderly, efficient, and attractive development and redevelopment of land in Wichita and Sedgwick County.*

As we deliver information about our planning work, we would also like to hear from you. Please feel free to keep us informed about planning activities in your community, and to submit stories and news items of interest to the community at large. We hope you enjoy this issue of *Metro Planning News* and that you find it to be a useful planning tool and information exchange for your community. Call or email us at 268-4421 or njohnson@wichita.gov.



John Schlegel, Director

Wichita-Sedgwick County Planning Department



WICHITA-SEDGWICK COUNTY

Planning



DEPARTMENT

Advanced Plans Division

455 N. Main, 10th Floor

Wichita, KS 67202

Phone: 316-268-4456

Fax: 316-268-4390

VISIT OUR WEBSITE AT
www.wichita.gov/CityOffices/Planning/



PLANNING GREAT COMMUNITIES